

Application ref: 2020/5010/P
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Date: 31 March 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vivendi Architects LTD
Unit E3U, Ringway
Bounds Green Industrial Estate
London
N11 2UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
21 Swain's Lane
London
N6 6QX

Proposal:

Roof alterations to include enlargement of rear dormer, rooflights on rear slope and planting along the existing terrace boundary, all to existing top floor flat.

Drawing Nos: 1803-P04-00 Rev P1; 1803-E01-00 Rev P1; 1803-E02-01 Rev P1; 1803-E02-02 Rev P1; 1803-E03-00 Rev P1; 1803-E03-01 Rev 01; 1803-E04-00 Rev P1; 1803-E02-00 Rev P1; 1803-P02-00 Rev P3; 1803-P02-01 Rev P3; 1803-P03-00 Rev P3; Cover letter dated 27/10/2020.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
1803-P04-00 Rev P1; 1803-E01-00 Rev P1; 1803-E02-01 Rev P1; 1803-E02-02 Rev P1; 1803-E03-00 Rev P1; 1803-E03-01 Rev 01; 1803-E04-00 Rev P1; 1803-E02-00 Rev P1; 1803-P02-00 Rev P3; 1803-P02-01 Rev P3; 1803-P03-00 Rev P3; Cover letter dated 27/10/2020.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting permission:

The application building, as well as the others within the terraced row, have the rear part of the roof paved and used as a terrace. Access to the terrace is made through a small dormer which opens at the same level with the terrace. The proposal would widen the dormer to provide improved access internally and externally and to provide additional habitable loft space to accommodate a larger living room.

The dormer would have large double glazed timber doors which would allow additional light into the loft room. The dormer would have a small area of brick wall to match existing roof parapets and lead flat roof. Two rooflights are proposed to replace the existing one, which would be proportionate to the roof slope. Overall, the proposed roof extension, due to its scale, projection and detailed design, would appear subservient to the roof slope being extended. It would preserve the existing character of roof alterations along the terraced row of buildings and the character and appearance of the conservation area.

The proposal also includes planting along the border of the terrace, which would improve the biodiversity of the site and wider amenity, which is considered acceptable.

A very similar development has been granted permission recently under ref no. 2019/4583/P dated 06/02/2020. The current proposal includes a slightly wider dormer extension than previously approved (by 0.3m).

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on neighbouring amenity, due to the location and projection

of the proposed development, there would be no significant harm to the occupiers in terms of loss of light, outlook, or privacy. In relation to the terrace, this is existing and the existing level of mutual overlooking is accepted.

One objection was received prior to making this decision which is duly addressed in consultation summary. This and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, H3, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer